GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – SPSR Nellore District - Change of land classification of the land measuring an extent of Ac.36.00 Cts. in Sy.No.2062-3, Nellore Bit-II Village, Nellore Urban Mandal from "Penna River Poramboke" to Assessed Waste Dry (AWD) creating a new Survey No.2224 for the converted Land – F facilitate granting of House site pattas to the residents – Houses already build by Below Poverty Line families – Orders - Issued.

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REVENUE (LANDS.VI) DEPARTMENT

G.O.MS.No. 158 **Dated: 13-05-2025**
Read the following:-

1. Report of Collector & District Magistrate, SPSR Nellore District, e-file No.COLNLR-ESEEOALN/4/2025 – LAND-E2-REV-NLR, dt.04.04.2025.
2. From the Spl.CS & CCLA, Lr.No. ASSN.II/2781742/2025, Dt:10-04-2025
3. Govt. Memo No.REV01-LANA0LAND/74/2025-LANDS-VII, DT.17.04.2025
4. From the Collector & District Magistrate, SPSR Nellore District, e-file No.COLNLR-ESEEOALN/4/2025 – LAND-E2-REV-NLR, dt.18.04.2025

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ORDER:

In the reference 1st and 2nd read above, the Chief Commissioner of Land Administration & Special Chief Secretary, A.P., has submitted that the District Collector, SPSR Nellore District has reported that Government land an extent of Ac.36.00 Cts. of in Sy.No.2062-3 of Nellore Bit-II Village, Nellore Urban Mandal has been under encroachment by poor families for nearly two decades and has developed into a fully occupied residential area known as Bhagath Singh Colony by more than 1400 households. The residents have represented for grant of house site pattas in order to provide them security over the poverty. The matter was brought to the notice of the Hon'ble Minister for Municipal Administration and Urban Development and he has taken up the matter for resolution of the long pending issue.

2. The District Collector, SPSR Nellore District has reported that a Joint Inspection Committee comprising Officials from the Irrigation Department, Nellore Municipal Corporation, Revenue Department, Roads & Buildings and Survey Departments was constituted and carried out a detailed inspection of the area on 02.04.2025 and submitted a full fledged report on the ground level status existing of the land. The following key findings were recorded:

a. The land in Sy.No.2062 originally covered a total extent of Ac.2074.32 Cts. which includes river bed areas and dry lands situated outside the flood zone.
b. Out of this, Ac.967.12 cents in Sy.Nos.2062-1 & 2062-2 had previously been reclassified to "A.W. Dry" and allotted to the poor under the CJFS scheme.

c. In Sy.No.2062-3, an extent of Ac.36.00 Cts. is now proposed for reclassification. This land has been demarcated and identified as Bhagath Singh Colony which presently accommodates around 1300 residential houses constructed by BPL families who have settled over the last two decades.
d. In order to protect the land from any inundation, Government has sanctioned the constructions of an RCC protection wall (Vide G.O.Rt.No.252, dt.19.07.2021), work on which currently in progress.
e. The colony has well-established infrastructure such as internal roads and all municipal services.

3. The District Collector has further reported that the Survey Number 2062-3 will be bifurcated and the proposed extent of Ac.36.00 Cts. will be assigned a new survey number 2224, thereby segregating the residential colony from the river poramboke and it is reported that this reclassification is essential for issuing house site pattas and providing legal rights to the poor residents.

4. The District Collector, SPSR Nellore District has further reported that the Bhagath Singh Colony was formed in the year 2010. The land pertains to Sy.No.2222 and 2223 of Nellore Bit-II Village, Venkateswarapuram adjacent to the National Highway 16 and these individuals started buildings their houses, from that time towards the western side of the National highway 16 and also adjacent to the Penna River. The encroachers constructed huts, ACC roof Sheet houses and RCC Buildings in which majority of the houses were ACC covered roof sheets. At present, approximately 1,400 families are residing in Bhagath Singh Colony and all essential civic amenities such as internal CC roads 12ft to 20ft width, electricity, water supply and drainage have been developed since 2019 onwards in the area. Mandal Praja Parishad School was constructed in the year of 2014. From 2017, 707 of these people had obtained the property tax assessments (holder of premises) without their names and are paying taxes to the Nellore Municipal Corporation. A 30-feet blacktop road has been developed adjoining this colony, connecting TIDCO Houses and Bhagath Singh Colony. Additionally, a service road adjacent to these encroached houses provides connectivity to National Highway-6 and Asian Highway-45.

5. The District Collector, SPS Nellore has reported that, approximately 4800 houses were constructed as of now under the TIDCO housing project which was developed in the year 2017 with B.A. No. 0001/2017/1, dated 16.11.2017, covering a total area of 50.04 acres in Sy.Nos. 2212, 2214/2, 2217 to 2222 and 2062 of Nellore Bit-II Village, Venkateswarapuram. As per the Joint Inspection Committee inspection report, the Colony has well-established infrastructure such as internal roads and municipal services.

6. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh, has submitted the proposal of the District Collector, SPSR Nellore District for Change of Classification of the land measuring an extent of Ac.36.00 cents in Sy.No.2062-3, Nellore Bit-II Village, Nellore Urban Mandal, SPSR Nellore District, from “Penna River Poramboke” to “A.W.Dry” and for creation of a new Survey Number 2224 for the said extent, for the purpose of enabling assignment of

house site pattas to the eligible poor families to Government, with a request to examine the same in consultation with Law Department and Water Resources Department. In view of the consultations of Law Dept., and the matter falling under any of the exception clause of the orders of the Hon'ble Supreme Court and WP PIL 140/2022. In this case, the housing colony has been in existence for a long time and does not obstruct the river flow in any manner. There are no tanks which have been encroached in this case. Further, a flood protection wall is under construction to prevent any ingress of water in to the colony. There is no standing water at any time on this land except during extreme floods and the flood protection wall provides the necessary protection, while ensuring that flood water flow is not impeded in any manner.

7. Government after careful examination of the proposal and in consultation with Law / Water Resources and Finance Depts., hereby order to accord permission to the District Collector, SPSR Nellore District for change of classification of the land measuring an extent of Ac.36.00 cents in Sy.No.2062-3, Nellore Bit-II Village, Nellore Urban Mandal, from "Penna River Poramboke" to "A.W. Dry" (Assessed Waste Dry) and to create a new Survey No.2224 to facilitate the process of granting pattas to the residents of Bhagath Singh Colony.

8. The Chief Commissioner of Land Administration & Special Chief Secretary, A.P.Mangalagiri, Guntur District and the District Collector, SPSR Nellore District shall take further necessary action, accordingly in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G. JAYALAKSHMI,
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Spl.Chief Secretary, APIIC Towers, Autonagar, Mangalagiri, Guntur District.
The District Collector, SPSR Nellore District.
Copy to:
The P.S. to Prl. Secretary to Hon'ble C.M.
The P.S. to Chief Secretary to Government.
The O.S.D. to Hon'ble Minister (Revenue, R&S).
The P.S. to Spl.CS , Revenue (Lands) Department.
The P.S. to Secretary, Law Department,
The Water Resources Department.
The Finance (Revenue) Department
The GA (Cabinet) Dept., w.r.t U.O No.158/2025, dt.08.05.2025.
SF/SC (Computer No.2790995).

//FORWARDED :: BY ORDER//

SECTION OFFICER